

Notes:

STANDARDS FOR TEMPORARY REAL ESTATE SIGNS

After about 10 months of work by City staff and the City Council, on **November 18, 2014** the Council adopted new standards to regulate permanent and temporary signs.

The standards for real estate signs are located in Section 10-50.100.020.D.13 (Real Estate Signs) of the Zoning Code. The final adopted Sign Standards may be viewed on-line at:

www.flagstaff.az.gov/zoningcode

For more information on the City's new Sign Standards please contact:

For answers to permitting questions,
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For resolution of compliance/enforcement issues,
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***New sign standards will be in effect
January 18, 2015.***

Why were new standards adopted?

The former sign regulations were complicated and hard to apply equitably. The Council and Flagstaff residents were also concerned with the proliferation of temporary signs that cluttered City streets.

The new sign standards are equitable, fair, more logically organized, and user-friendly. They have been balanced and simplified to provide flexibility and to support the needs of business owners while maintaining Flagstaff's unique character and a positive community image.

The Flagstaff City Council has determined that a proliferation of temporary signs is a distraction to the traveling public which also creates aesthetic blight and litter threatening the public's health, safety, and welfare. The purpose of the City's temporary sign regulations is to ensure that temporary signs are not used to continuously advertise goods, services, or a business' name, and to limit distractions to the traveling public.

Do I need a permit before I place a real estate sign for a property for rent, lease, or sale?

No permit or City approval is needed for a temporary real estate sign as these signs are exempt from otherwise applicable standards.

However, there are basic standards applicable to real estate signs in residential and all other zones, as summarized below:



Standards for real estate signs in all residential zones:

- Max one sign per street frontage is permitted
- Max. sign height is 6 feet
- Max. area is 8 sq. ft. in single-family residential zones and 12 sq. ft. in multi-family residential zones
- Sign must be placed only on the property for sale or lease, and not in public right-of-way, on sidewalks, or in a manner that may create a hazard
- Illumination is not permitted, nor are balloons, pennants, etc.



Standards for real estate signs in all other zones, i.e. commercial, industrial, etc.:

- Max one sign per street frontage is permitted
- Max. sign height is 6 feet
- Max. area is 24 sq. ft.
- Sign must be placed only on the property for sale or lease, and not in public right-of-way, on sidewalks, or in a manner to create a hazard
- Illumination is not permitted, nor are balloons, pennants, etc.

Are directional signs allowed for an open house or auction in a residential zone?

Yes, you may place directional signs advertising an open house or an auction in a residential zone subject to these standards.

- Directional signs are permitted within one mile of the property measured along the streets used to drive to it
- Only one sign per turning movement beginning at the property for sale.
- Max. area is 4 sq. ft. and max. height is 3 feet
- Directional signs may be placed in public right-of-way (except in medians) or on private property for the duration of the open house or auction while a sales person is present.
- These signs must not constitute a hazard to pedestrians or traffic.
- All directional signs must be removed no later than one hour after the open house or auction has closed.
- Illumination is not permitted, nor are balloons, pennants, etc.

